

# 3- Supplemental B

**TOWN OF LOOMIS  
VILLAGE WORKSHOP  
September 12, 2017  
(9361-020)**

	POSITION	NAME	COMMENT(S)
1	Support	Ann Baker	<ul style="list-style-type: none"> <li>• President of Loomis school board</li> <li>• Have an "excellent agreement" with Village</li> </ul>
2	Support	Jim Foster	<ul style="list-style-type: none"> <li>• School board</li> <li>• Impacts of development will be covered</li> <li>• Paying "fair share"</li> </ul>
3	Oppose	Laura Hasiyomata	<ul style="list-style-type: none"> <li>• Business analyst at Hewlett Packard</li> <li>• Sent email to Council               <ul style="list-style-type: none"> <li>• Rezoning → create a precedent for future development</li> <li>• Don't want high density or low income                   <ul style="list-style-type: none"> <li>• Where is low income going?</li> <li>• Low income → crime</li> </ul> </li> <li>• How will this affect police?</li> <li>• How will this affect transport?</li> <li>• What will the project do to fix adjacent roads in need of repair?</li> </ul> </li> </ul>
4	Oppose	Linda Hart	<ul style="list-style-type: none"> <li>• Very unhappy about project</li> <li>• Project will add 6000 people</li> <li>• Traffic/schools</li> <li>• Don't need more office and commercial</li> <li>• Doc Barnes – main through for crime</li> </ul>
5	Oppose	Jacob	<ul style="list-style-type: none"> <li>• Second everything just said</li> <li>• About 1500-1700 people; 25% population increase</li> <li>• Stop sign at Horseshoe Bar               <ul style="list-style-type: none"> <li>• 45-second wait</li> <li>• With traffic impact =&gt; 300 seconds</li> </ul> </li> <li>• How will <u>ramp</u> be impacted</li> <li>• Expansion of ramp on 80</li> <li>• Against project</li> </ul>
6	Oppose	Tricia Art	<ul style="list-style-type: none"> <li>• Freeway ramps: Traffic will be backed up onto I-80</li> <li>• Taylor Road backed up at 3:00 accessing Del Oro – EIR says students don't drive</li> </ul>

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			<ul style="list-style-type: none"> <li>Change from commercial → residential not warranted – too much residential in project</li> </ul>
7	Support	Kevin McDonald	<ul style="list-style-type: none"> <li>Local realtor</li> <li>There's not enough housing and pricing</li> <li>Good community project</li> </ul>
8	Support	Jamie Mathias	<ul style="list-style-type: none"> <li>Teacher at Del Oro</li> <li>For this project</li> <li>Empty downtown retail property (this project will increase customer base)</li> <li>Tax base will help roads and other expenses</li> <li>Del Oro: At least 200 come from out of district <ul style="list-style-type: none"> <li>Have plenty of room</li> </ul> </li> </ul>
9	Support	David Morgan	<ul style="list-style-type: none"> <li>Del Oro 2010 graduate</li> <li>Want this project to happen; increase opportunities for resident grads to come back</li> </ul>
10	Support	Sean Acuta (Roseville)	<ul style="list-style-type: none"> <li>Del Oro grad 2010</li> <li>Work for Roseville and Rocklin</li> <li>Supportive</li> <li>Won't increase crime</li> <li>Won't impact traffic -- lots of bike trails</li> <li>Nothing to do here (sucks in Loomis)</li> </ul>
11	Support	Mike Lee	<ul style="list-style-type: none"> <li>Former Placer County Supervisor</li> <li>1975 General Plan reflected project as it looks today (with idea that semi-rural)</li> <li>Commercial won't exist without rooftops</li> <li>Supportive</li> </ul>
12	Support	Mila Turzic	<ul style="list-style-type: none"> <li>Currently lacking diversity in housing</li> <li>College age child can't afford to live here</li> <li>Supportive</li> <li>Precedent for high density</li> <li>Don't say no because already live here; at one point there wasn't housing for you</li> </ul>
13	Support	Henry Schneider (not in Town limits)	<ul style="list-style-type: none"> <li>Current prices of homes high; low availability</li> <li>Supportive of project</li> <li>His son would want to buy one of these homes</li> </ul>

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14	Support	Pat Bectel? Bekton?	<ul style="list-style-type: none"> <li>• Walkable project</li> <li>• Kids graduated Del Oro; can't afford homes in Loomis</li> <li>• Let kids have a chance to come back in town</li> <li>• Round-a-bouts very efficient if people trained to use them</li> </ul>
15	Support	Adam Nurati	<ul style="list-style-type: none"> <li>• Del Oro student</li> <li>• Supportive</li> <li>• Father built Homewood</li> <li>• Impressive infrastructure</li> </ul>
16	Support	Walt Scherer	<ul style="list-style-type: none"> <li>• This is <u>NOT</u> developer request for rezone</li> <li>• When Town incorporated in 1984, Council used Loomis Basin Community Plan and designated that area as "Village" <ul style="list-style-type: none"> <li>• Intent was to put highest density there, within walking distance of businesses</li> </ul> </li> <li>• This project will fortify community (Loomis identity) – resident/density will create downtown businesses</li> <li>• Create long-term viability; no better place for high density</li> <li>• Right next to Sheriff's Department</li> </ul>
17	?	Ed Horton	<ul style="list-style-type: none"> <li>• Live outside but own property in Loomis</li> <li>• Start of important process</li> <li>• Do what is right</li> </ul>
18	Oppose	Donny Allen	<ul style="list-style-type: none"> <li>• Mindset is what makes Town great</li> <li>• Influx of potential residents, nightmare of infrastructure</li> <li>• No because too big – "oversized residential neighborhood shoehorned in"</li> <li>• Too much traffic already</li> <li>• Multifamily = crime</li> <li>• Don't be persuaded by tax \$\$</li> </ul>
19	Oppose	Natalie Ross	<ul style="list-style-type: none"> <li>• Working for Sacramento County (Department of HR??)</li> <li>• Some part of project will be Section 8 program: Out of Town's control; become subject to state</li> </ul>

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			<ul style="list-style-type: none"> <li>• Welcome Latina gangs</li> <li>• 20 people per unit</li> <li>• 2000 cars going to work, school</li> <li>• Need infrastructure</li> <li>• People shop where they work, not where they live</li> </ul>
20	Support	Tom Hillberg?	<ul style="list-style-type: none"> <li>• Project will help general fund</li> <li>• Even with this project, not going to increase crime</li> <li>• Need more businesses in Loomis</li> <li>• Will help the schools</li> <li>• Money for road improvements</li> <li>• Money for sheriff</li> <li>• We want kids to come back here</li> <li>• Will help people who work in Loomis to live here – firefighters</li> <li>• Bike friendly project</li> <li>• 100% behind this project</li> </ul>
21	Support	Mary Jo Payne	<ul style="list-style-type: none"> <li>• Lived here 54 years</li> <li>• Like the "walking community"</li> <li>• Nice to be able to have decent entrance to Town</li> <li>• With this project, will have back access to Del Oro</li> <li>• Close to park [County park]</li> <li>• Office (lender) in Auburn and would like to come here</li> </ul>
22	Support (with suggestions for design)	Ramona Brockman	<ul style="list-style-type: none"> <li>• Live outside but children go to school here</li> <li>• Identify with Loomis</li> <li>• Urban planning background</li> <li>• Look at General Plan, circulation element, HE → from professional point this project promotes smart growth</li> <li>• Sensitive to retaining rural character</li> <li>• Supports reduction of commercial in favor of residential</li> <li>• Communities have high density in core</li> </ul>
23	Oppose	Shelly Richardson	<ul style="list-style-type: none"> <li>• 50 years in Loomis</li> <li>• Project is in my backyard</li> <li>• David Avenue</li> </ul>

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			<ul style="list-style-type: none"> <li>• Voiced my opinion and no one ever listens</li> <li>• Promised it would be housing with commercial but this is too big – "off the chart"</li> <li>• Her sons found housing</li> <li>• People don't want to live in Loomis to live in apartments</li> <li>• Construction noise</li> <li>• Day tract area = don't want this project</li> <li>• Told there would be big space between their homes and project</li> </ul>
24	Support	Chris Nurati	<ul style="list-style-type: none"> <li>• Family here for 3 generations</li> <li>• World around us is growing – growth inevitable</li> <li>• We can't be an island</li> <li>• Nice project; park in the middle "they didn't have to do"</li> <li>• Good start</li> </ul>
25	Support	Kurt Sandoff	<ul style="list-style-type: none"> <li>• Represent potential prospects</li> <li>• Newlywed – nearly dead group</li> <li>• Walk to Raley's, bank, etc. but need more</li> <li>• Daughter just married, pregnant, new potential Del Oro student</li> <li>• Wants more commercial; this will help</li> <li>• Project has a lot of benefits <ul style="list-style-type: none"> <li>• Doc Barnes Drive <ul style="list-style-type: none"> <li>• Major improvement</li> </ul> </li> <li>• Project can be staged so not "rapid growth"</li> <li>• Placer County Sheriff keeps area safe; crime is not an issue</li> </ul> </li> </ul>
26	Support	Linda Williams	<ul style="list-style-type: none"> <li>• Works at Sierra College</li> <li>• Del Oro grads would like to come back</li> <li>• Community should expand</li> <li>• Cluster living → sustainable project</li> <li>• Doesn't see crime as an issue</li> </ul>
27	Oppose	Scott Markham	<ul style="list-style-type: none"> <li>• Recently moved here</li> <li>• Took almost 6 years to live in Loomis</li> <li>• Very expensive</li> </ul>

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			<ul style="list-style-type: none"> <li>• If you can afford \$400-\$500k in new development, live in Rocklin or Roseville – "high prices are how we control quality"</li> <li>• Wasn't easy to save, but that's what people should have to do</li> <li>• Schools impacted: Double the population → what will happen?</li> <li>• Roads → unless double the size of roads, impacts will exist – doesn't believe traffic analysis</li> </ul>
28	Oppose	William Kremble, Sr.	<ul style="list-style-type: none"> <li>• Lived here about 2.5 years</li> <li>• Work with counties and cities</li> <li>• Traffic mitigation <ul style="list-style-type: none"> <li>• Can't get off freeway at Horseshoe Bar <u>today</u> so this project will exacerbate</li> <li>• proposed mitigation not adequate</li> </ul> </li> <li>• Roundabout won't work</li> <li>• Low-income house = \$500k here</li> <li>• 418 doors. How many bedrooms? Parking? 3-4 cars at every house</li> <li>• Don't see a solution</li> </ul>
29	Support	Russ Kelly	<ul style="list-style-type: none"> <li>• Here since 1953</li> <li>• Loomis is about culture – neighbors, family, friends</li> <li>• Can't close the door behind you</li> <li>• Culture that supports each other</li> <li>• Consistent with Community Master Plan created for planned housing</li> <li>• Provided written comments to PC and TC</li> <li>• Follow our plan; maybe not perfect but make changes as appropriate</li> <li>• Do support plan but <u>NOT</u> complete</li> </ul>
30	Oppose	Rachel Bekston Halverston	<ul style="list-style-type: none"> <li>• Crime issue <u>is</u> an issue</li> <li>• Since Walmart has opened, mailbox broken into</li> <li>• Low-income housing is being built in Rocklin =&gt; we don't need it here</li> <li>• Horrifying EIR</li> <li>• Home to vernal pools in Placer County unparalleled here</li> </ul>

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			<ul style="list-style-type: none"> <li>• Take environment into consideration</li> <li>• Have second EIR by outside source</li> </ul>
31	Oppose	Craig Sandborn	<ul style="list-style-type: none"> <li>• Growth is inevitable but this isn't reasonable density</li> <li>• Too much commercial</li> <li>• This project needs to be scaled back</li> </ul>
32	Oppose	Carey and husband	<ul style="list-style-type: none"> <li>• Del Oro grads</li> <li>• Living in Loomis is <u>NOT</u> a right, it's something "you should have to work your butt off"</li> <li>• Growth is inevitable; there are significant impacts</li> <li>• Schools are at maximum capacity</li> <li>• Shouldn't make portables permanent</li> <li>• Work for your home</li> <li>• "Walmart development"</li> </ul>
33	Oppose	Grace	<ul style="list-style-type: none"> <li>• Project is inevitable</li> <li>• Way too many homes</li> <li>• Population is what matters</li> <li>• Traffic is already bad</li> <li>• Shouldn't prevent development but this is too dense (50 homes on 66 acres would be a lot)</li> <li>• There will be crime</li> </ul>
34	Oppose	Roger ?	<ul style="list-style-type: none"> <li>• Retired transportation engineer</li> <li>• Traffic impacts (in EIR) <ul style="list-style-type: none"> <li>• You have the right to ask for supplemental documents</li> <li>• It's a disclosure document</li> <li>• "Tsunami of development" that is headed here – cumulative impacts <ul style="list-style-type: none"> <li>• Walmart, Target, Rockline, 72 acres along Sierra College Blvd., Bickford Ranch</li> </ul> </li> <li>• 32k additional daily trips (not including Village)</li> </ul> </li> <li>• Reactivate Rocklin-Loomis border committee</li> </ul>
35	Support	Ron Fig	<ul style="list-style-type: none"> <li>• Town needs tax money</li> <li>• Thieves already come up from Sacramento</li> </ul>

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			<ul style="list-style-type: none"> <li>• Stop complaining; help others</li> <li>• People have to move somewhere</li> </ul>
36	Oppose	Molly Walker	<ul style="list-style-type: none"> <li>• How is mindset of Loomis going to change with higher population?</li> <li>• Too fast for growth – Loomis can't absorb 1700 more people</li> <li>• No data showing why these homes will be more affordable</li> <li>• </li> <li>• Cautious of people going to attract</li> </ul>
37	Oppose	Eric Niel	<ul style="list-style-type: none"> <li>• Concerned about density here</li> <li>• OK with a project here, but not this one</li> <li>• Lots are small; many high density, don't have sidewalks; how will that promote walkability?</li> <li>• Density not reasonable</li> </ul>
38	Oppose	Tara	<ul style="list-style-type: none"> <li>• Live across from park</li> <li>• Bay Area – Folsom – Loomis</li> <li>• Go to big box in other communities</li> <li>• Too many houses</li> <li>• Keep small town feeling</li> <li>• Call it "the cluster"</li> <li>• Have more open space and trails</li> <li>• We don't want to look like Rocklin or Roseville</li> </ul>
39	Oppose	Judy	<ul style="list-style-type: none"> <li>• Home all day; park is not being maintained</li> <li>• Homeless living there</li> <li>• Don't bring people with different values than us</li> </ul>
40	Oppose?	Jessa LaCourse	<ul style="list-style-type: none"> <li>• Horseshoe Bar off-ramps and on-ramps already a problem</li> <li>• Paving new roads come in but sharing same off ramp will make it worse</li> <li>• Want to hear about mitigation measures</li> <li>• Open space (King Road/I-80); what are we doing? <ul style="list-style-type: none"> <li>• Highway 65/Atlantic with on ramp/off ramp</li> </ul> </li> </ul>
41	?	Carol Boyer	<ul style="list-style-type: none"> <li>• Concerned that most are double-story houses</li> </ul>

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			<ul style="list-style-type: none"> <li>• Need single-story housing (seniors)</li> </ul>
42	Support	Walt Bowen	<ul style="list-style-type: none"> <li>• Retired, 3.5 acres, country living</li> <li>• Had to go to Auburn in 2016</li> <li>• Look at this and make right decision</li> <li>• Don't abandon GP which was thoughtfully created</li> <li>• For project</li> </ul>
43	Support	Patricia Green	<ul style="list-style-type: none"> <li>• Business owner</li> <li>• Commercial real estate broker</li> <li>• Misconception that we have too much commercial</li> <li>• Vacant buildings are <u>NOT</u> on the market</li> <li>• Business on Taylor Road: Community not sufficiently supporting existing business</li> </ul>
44	Oppose	Kim Hayashita	<ul style="list-style-type: none"> <li>• Most people want their kids to move back but can't ever know what market conditions will really be like</li> <li>• NIMBY</li> <li>• Meeting in August 2016 → there will be green belt between these houses and hers</li> <li>• Realize we need housing but no guarantee price</li> <li>• Loomis ≠ Rocklin (no to "Roomis")</li> </ul>
45	Oppose	Thor?	<ul style="list-style-type: none"> <li>• Traffic: Assumes people will exit round-about Webb and increased traffic on Horseshoe Bar Road and Taylor Road</li> <li>• Tsunami effect of development – look at entire circulation impact over next 20 years</li> </ul>
46	Support	Dave Wheeler	<ul style="list-style-type: none"> <li>• Won't be 20 people/unit or 5 cars/unit</li> <li>• GP designated this housing here – only site in Town for high density</li> <li>• Del Oro solution for future but also our problem <ul style="list-style-type: none"> <li>• 400 car trips from outside Loomis</li> </ul> </li> <li>• Schools need to be funded by ADA (average daily attendance)</li> </ul>
47	Support	Zach Rockwell	<ul style="list-style-type: none"> <li>• Leaving community and CA; don't have kids</li> <li>• People have to live somewhere</li> <li>• Not for NIMBY</li> <li>• Size project accordingly</li> </ul>

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			<ul style="list-style-type: none"> <li>• Make sure traffic is mitigated</li> </ul>
48	?	Eva Marshall	<ul style="list-style-type: none"> <li>• On the fence</li> <li>• In favor of some growth; 1-2 bedrooms is fine but concerned about density</li> <li>• Everything is extremely tight</li> <li>• Keep rural environment</li> <li>• Rural nature escaping</li> </ul>
49	Oppose	Cal Walstead	<ul style="list-style-type: none"> <li>• Outside of Loomis</li> <li>• Live on Elden; something will go in, <u>BUT</u> high-density housing can have impacts – people won't take care of the units</li> <li>• Growth can be good; but look at density</li> <li>• More problem → more people</li> </ul>
<b>Planning Commission and Town Council</b>			
50		Greg Obranovich	<ul style="list-style-type: none"> <li>• Concerns with EIR transportation analysis. Did the EIR take into consideration:               <ol style="list-style-type: none"> <li>a. The Grove</li> <li>b. Bickford Ranch</li> <li>c. Costco</li> <li>d. Homes at Sierra College Blvd/Hwy 193</li> </ol> </li> <li>• What will the building phasing look like: timing of development</li> <li>• When will commercial be built?</li> </ul>
51		Linda Kelly	<ul style="list-style-type: none"> <li>• How will this benefit the Town?</li> <li>• How will this hurt the Town?</li> <li>• How will this affect the landowner, who also has rights?</li> <li>• How does this impact the General Plan?</li> </ul>
52		Mike Hogan	<ul style="list-style-type: none"> <li>• GP calls for 10k residents</li> <li>• So GP does allow for more people to come in</li> <li>• Need to implement the GP</li> <li>• As a civil engineer, I know I have to follow the rules</li> <li>• Looking to see if the project falls within the framework</li> <li>• See that we get the best development</li> <li>• Want:               <ol style="list-style-type: none"> <li>a. More parks</li> <li>b. Library enhancement (now in the Library business)</li> </ol> </li> </ul>

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			<p>c. Ped. friendly (need more pedestrian attributes: walking distance, jobs created by the project)</p> <ul style="list-style-type: none"> <li>Concerned about the number of parking spaces, road standards.</li> <li>Some mixed use is good</li> <li>Rezone and density are concerns</li> </ul>
53		Jean Wilson	<ul style="list-style-type: none"> <li>Are parks adequate (short about 5 acres of active parks)</li> <li>Are in-lieu fees adequate? Since school parks are not available during school hours to the public, will the public get the park facilities they need?</li> <li>Perhaps land across from the library should be a park and the commercial moved</li> <li>promote contiguous public space</li> <li>alley loaded/any pictures?</li> <li>what will landscaping look like?</li> <li>want more commercial</li> <li>mixed use (reduced to 5k sq. feet); not to Town's advantage</li> <li>can't get commercial back if we don't get it now and GP designates commercial</li> <li>Frustrated over comparisons of project to GP amendments. Want to see what project would look like with existing designations.</li> <li>EIR doesn't allow us to analyze social or financial impacts but maybe PC and TC should look at this</li> </ul>
54		Brian Baker	<ul style="list-style-type: none"> <li>Welcomed into Loomis with open arms</li> <li>Blessed to be here</li> <li>The people are drawn here regardless of housing cost of size</li> <li>Treat each other like family</li> </ul>
55		Rhonda Morillas	<ul style="list-style-type: none"> <li>66 year resident</li> <li>Family had and still has businesses in Town</li> <li>need to work with the developer</li> <li>make it a better community</li> <li>emotional about Loomis</li> </ul>
56		Tim Onderko	<ul style="list-style-type: none"> <li>Still forming opinions</li> </ul>

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			<ul style="list-style-type: none"> <li>• Everyone wants Loomis to retain its semi-rural character</li> <li>• Whatever the outcome, we will continue to have that</li> <li>• Concerns: <ul style="list-style-type: none"> <li>a. density—look at amount and take another run.</li> <li>b. more single story homes; seniors would like to downsize</li> <li>c. Del Oro said no significant impact to project. To the extent there is an impact to Loomis Grammar School, very pleased with school and applicant for agreeing to mitigating those impacts.</li> </ul> </li> <li>• Downtown can be energized</li> <li>• Can't ignore what businesses are telling us</li> <li>• Not many opportunities to develop; we will never be Roseville or Rockling. Those communities will always be significantly bigger than us and not worried that we will look like them</li> <li>• Will always remain small</li> </ul>
57		Miguel Ucovich	<ul style="list-style-type: none"> <li>• Encouraged residents to continue being involved in this process</li> <li>• proponent says this project is less dense than before (by around 400 homes); not truthful</li> <li>• Loomis GP zoned this property for 3500 sq. foot lots which mean about 200 houses with sidewalks and streets</li> <li>• Loomis has a great need for single story homes (they are proposing 2 story in the front and 1 story in the back)</li> <li>• Very small lots with about 70% coverage</li> <li>• Not meeting the needs of the residents</li> <li>• Go to Granite Drive (homes for 450k-500k). Kids can work and come back. Low income wouldn't be able to afford that.</li> <li>• Parks: <ul style="list-style-type: none"> <li>a. GP requires 5 ac/1000 but let's assume 3ac/1000.</li> </ul> </li> </ul>

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			<p>b. Need to provide at least 3 acres of active parks, ideally adjacent to the library</p> <p>c. Needs to be owned by the Town and with certain amenities</p> <ul style="list-style-type: none"> <li>• Concerned about drainage: flood the creek the way the houses are proposed?</li> <li>• Alleys: how will emergency vehicles turn? Houses have sprinklers so is that the answer? Will burn down?</li> <li>• Visitor parking? (there is none)</li> <li>• How will garbage be picked up?</li> <li>• Where do kids play? In the alley?</li> <li>• Proposed sound wall (6 ft tall) parallel to I-80. Based on topography, in certain ridges might be 20 ft. tall <ul style="list-style-type: none"> <li>a. Won't block out sound</li> <li>b. Forcing our residents to not open windows</li> </ul> </li> <li>• Commercial zone: we need a commercial center; don't need more rooftops to support that</li> <li>• If you have good businesses, people will naturally come</li> <li>• Need to increase commercial</li> <li>• P. 31 of applicant's brochure (plans show houses with front yards but this isn't happening).</li> <li>• Perkins/Johnson: what type of commercial?</li> </ul>